

July 11, 2000

AGENDA ITEM 44

Consider granting preliminary plat approval to Batla Estates.

Moved: **Judge Doerfler**

Seconded: **Commissioner Hays**

Motion: To grant preliminary plat approval to Batla Estates.

Vote: Motion carried 4 – 0

Regular Agenda

AGENDA ITEM 45

Consider granting final plat approval to Sundance Estates.

County Engineer Joe England advised this proposed private subdivision is located north of Liberty Hill. Additional 20' of right-of-way on County Road 214 field notes have been drawn. The County Engineer recommended final plat approval contingent upon execution of separate document. (Special Warranty Deed recorded 7-13, 2000, as Document #2000045349).

Moved: **Commissioner Hays**

Seconded: **Judge Doerfler**

Motion: To grant final plat approval to Sundance Estates **contingent upon dedication of additional 20' right-of-way on County Road 214 by document being recorded in County Clerk Real Property Records.**

Vote: Motion carried 4 – 0

< Copy Document #2000045349 filed here >

SPECIAL WARRANTY DEED

Date: July 11, 2000

Grantor: LOOKOUT PARTNERS, L.P.
Attn: William R. Hinckley

Grantor's Mailing Address (including county):

2370 Rice Blvd Ste 200
Houston, Tx 77005
Harris County

Grantee: WILLIAMSON COUNTY, a political subdivision of the State of Texas

Grantee's Mailing Address (including county):

3151 SE Inner Loop, Suite B
Georgetown, TX 78626
Williamson County

Consideration:

For the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration in hand paid to the undersigned by the Grantee herein named, the receipt and sufficiency of which is hereby acknowledged.

Property (including any improvements):

Being a 1.76 acre tract of land in the Richard West Survey, Abstract No. 643, Williamson County, Texas, and being a part of the remainder of that 127.7057 acre tract conveyed to Lookout Partners by deed recorded in Document 9816485, of the Official Records of Williamson County, Texas, and being more particularly described on Exhibit "A" attached hereto.

Reservations from and Exceptions to Conveyance and Warranty:

Easements and rights-of-way of record, all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; all rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any applicable governmental district, agency, authority, etc.

Grantor for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby

binds Grantor and Grantor's heirs, executors administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty, when the claim is by, through, or under Grantor, but not otherwise.

When the context requires, singular nouns and pronouns include the plural.

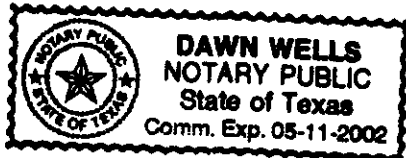
EXECUTED this 11 day of July, 2000.

W.R. Hinckley

William R. Hinckley
President of The Lookout Group, Inc.,
Its General Partner

STATE OF TEXAS §
COUNTY OF Harris §

This instrument was acknowledged before me on the 11 day of July, 2000, by William R. Hinckley, President of The Lookout Group, Inc., general partner of Lookout Partners L.P. a Texas limited partnership.



Dawn Wells

Notary Public, State of Texas
Notary's name (printed): Dawn Wells
Notary's commission expires: 5.11.2002

AFTER RECORDING RETURN TO:

Williamson County Road & Bridge
Attn: Joe England
3150 SE Inner Loop, Suite B
Georgetown, TX 78626

1.76 Acre
 Richard West Survey A-643
 Williamson County, Texas

FN 1910r
 June 29, 2000
 SAM, Inc. Job No. 20033-20

DESCRIPTION OF A 1.76 ACRE TRACT OF LAND LOCATED IN THE RICHARD WEST SURVEY, ABSTRACT NO. 643, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 127.7057 ACRE TRACT OF LAND AS DESCRIBED IN THE DEED TO LOOKOUT PARTNERS, L.P., AND RECORDED IN DOCUMENT NO. 9816485, OF THE OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS, SAID 1.76 ACRE TRACT OF LAND AS SHOWN ON THE ACCOMPANYING SKETCH AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod with a plastic cap set in the proposed right-of-way (ROW) line of County Road 214, and in the common line of a called 45.9 acre remainder of a called 55.9 acre tract of land conveyed by deed to Randel Lance Fletcher and wife, Bobbie Louise Fletcher, in Volume 2063, Page 445, of the Official Records Williamson County, Texas, and said 127.7057 acre tract from which a 1/2-inch iron rod found bears S 69° 52' 02" W, a distance of 1053.67 feet for an interior corner of said 127.7057 acre tract;

THENCE crossing said 127.7057 acre tract the following two (2) courses and distances:

1. with the arc of a curve to the right a distance of 120.73 feet through a central angle of 06° 53' 00", having a radius of 1004.93 feet, and whose chord bears N 10° 57' 52" W, a distance of 120.65 feet, to a 1/2-inch iron rod with a plastic cap set, and
2. N 07° 31' 23" W, a distance of 1398.50 feet to a 1/2-inch iron rod with a plastic cap set in the north line of said 127.7057 acre tract, and the south line of Lot 38 of Sundance Ranch, a subdivision as recorded in Cabinet O, Slide 55, of the Plat Records Williamson County, Texas, as conveyed in the deed to Lookout Partners, L.P., as recorded in Document No. 9648597 of the Official Records Williamson County, Texas, for the northwest corner of the tract described herein, from which a 1/2-inch iron rod found for the south corner of Lot 38 bears S 69° 33' 26" W, a distance of 412.98 feet;

THENCE with the south line of said Lot 38, and the south line of a called 0.1309 acre ROW dedication by said Sundance Ranch Subdivision, and the north line of said 127.7057 acre tract N 69° 33' 26" E, a distance of 45.92 feet to a 1/2-inch iron rod found in the existing ROW of county road 214 (variable width ROW no recording data found), and being the southeast corner of said 0.1309 acre ROW dedication, same being the northeast corner of said 127.7057 acre tract, for the northeast corner of the tract described herein;

THENCE with said west existing ROW line and the east line of said 127.7057 acre tract S 07° 58' 11" E, a distance of 1518.21 feet to a 1/2-inch iron rod found for the common east corner of said 45.9 acre remainder tract and said 127.7057 acre tract, same being the southeast corner of the tract described herein;

1.76 Acre
 Richard West Survey A-643
 Williamson County, Texas

FN 1910r
 June 29, 2000
 SAM, Inc. Job No. 20033-20

THENCE with the north line of said 45.9 acre remainder tract, and a south line of said 127.7057 acre tract S 69° 52' 02" W, a distance of 50.57 feet to the **POINT OF BEGINNING** and containing 1.76 acres of land, more or less.

Bearing Basis: Bearings are based on The Texas State Plane Coordinate System, Central Zone, NAD 83 (93) HARN.

THE STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

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That I, Michael R. Hatcher, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during May 2000 under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas on this 29th day of June, 2000 A. D.

SURVEYING AND MAPPING, Inc.
 4029 Capital of Texas Hwy. So., Suite 125
 Austin, Texas 78704

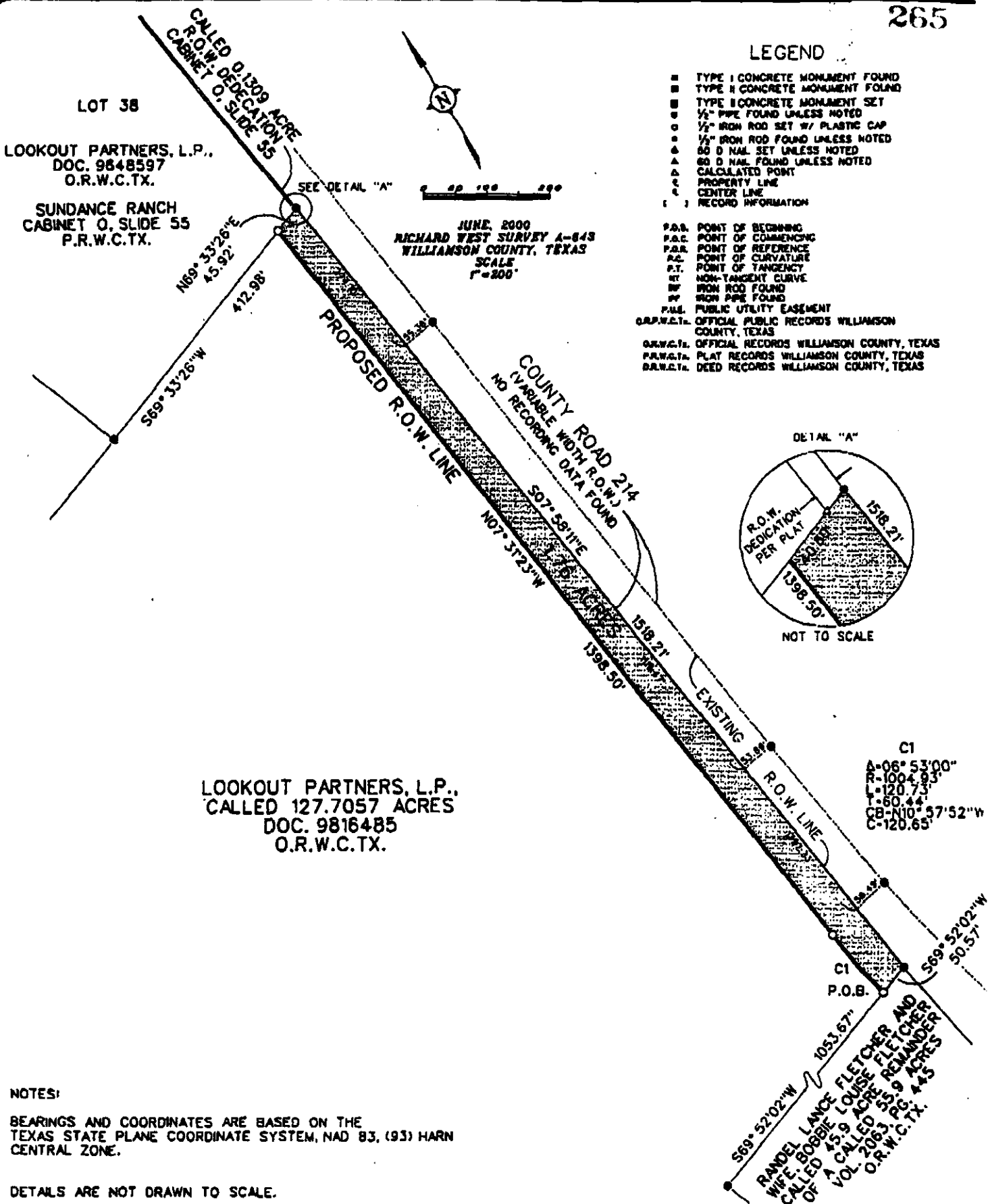
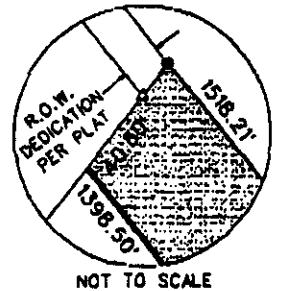
Michael R. Hatcher
 Michael R. Hatcher
 Registered Professional Land Surveyor
 No. 4259 - State of Texas



LEGEND

- TYPE I CONCRETE MONUMENT FOUND
- TYPE II CONCRETE MONUMENT FOUND
- TYPE III CONCRETE MONUMENT SET
- 1/2" PIPE FOUND UNLESS NOTED
- 1/2" IRON ROD SET W/ PLASTIC CAP
- 1/2" IRON ROD FOUND UNLESS NOTED
- △ 60 D NAL SET UNLESS NOTED
- △ 60 D NAL FOUND UNLESS NOTED
- △ CALCULATED POINT
- PROPERTY LINE
- CENTER LINE
- () RECORD INFORMATION
- P.B.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.O.R. POINT OF REFERENCE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- NT NON-TANGENT CURVE
- IR IRON ROD FOUND
- IP IRON PIPE FOUND
- P.U.E. PUBLIC UTILITY EASEMENT
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
- O.R.W.C.T. OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
- P.R.W.C.T. PLAY RECORDS WILLIAMSON COUNTY, TEXAS
- D.R.W.C.T. DEED RECORDS WILLIAMSON COUNTY, TEXAS

DETAIL "A"



NOTES:

BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, (93) HARN CENTRAL ZONE.

DETAILS ARE NOT DRAWN TO SCALE.



4029 Capital of Texas Highway, So.
Brodie Oaks Professional Plaza, Suite 125
Austin, Texas 78704
(512) 447-0575
Fax (512) 328-3029

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
LOOKOUT PARTNERS, L.P.

PAGE 3 OF 3
REF. FIELD
NOTE NO. 1910

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

266

Nancy E. Rister

07-13-2000 01:02 PM 2000045349
MILLER \$19.00
NANCY E. RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

*Williamson County
11/15
for England*

Duplicate

WILLIAMSON COUNTY CLERK
P.O. BOX 18
GEORGETOWN, TEXAS 78627
(512) 943-1515

ISSUED TO:
WILLIAMSON COUNTY URS

RECEIPT # 022243
DATE 07/13/2000 TIME 01:02 PM

INST #	DOC TYPE	PGS	FEE
2000045349	DEED	6	0.00

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Total Amount Due	.00
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DN ACCT 217	0.00
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Total Payments:	0.00
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Balance for # 217
07/13/2000 01:48 PM 106.00

THANK YOU
NANCY E. RISTER COUNTY CLERK
Deputy: MILLER

AGENDA ITEM 46

Consider granting final plat approval to Silver Creek Ranch, Phase Three.

County Engineer Joe England advised this is a continuation of previous sections of Silver Creek Ranch and is located south of Liberty Hill. The plat meets Williamson County Subdivision Regulation requirements advised Mr. England.

Moved: **Commissioner Hays**

Seconded: **Commissioner Heiligenstein**

Motion: To grant final plat approval to Silver Creek Ranch, Phase Three.

Vote: Motion carried 4 – 0

AGENDA ITEM 47

Consider granting final plat approval to Lane And Repa Subdivision.

County Engineer Joe England advised the owner of this 21.30 acre 9 lot subdivision located southwest of Granger has dedicated additional right-of-way at the intersection of County Roads 301 and 327 for a corner flip.

Moved: **Commissioner Limmer**

Seconded: **Judge Doerfler**

Motion: To grant final plat approval to Lane and Repa Subdivision.

Vote: Motion carried 4 – 0

AGENDA ITEM 48

Consider granting final plat approval to 108 Commercial Park.

Moved: **Commissioner Limmer**

Seconded: **Judge Doerfler**

Motion: To grant final plat approval to 108 Commercial Park.

Vote: Motion carried 4 – 0

AGENDA ITEM 49

Consider granting final plat approval to Mouser Meadows.

Moved: **Commissioner Limmer**

Seconded: **Commissioner Hays**

Motion: To grant final plat approval to Mouser Meadows.

Vote: Motion carried 4 – 0

AGENDA ITEM 50

Discuss and consider setting date for open bids for County Road 122.

Moved: **Judge Doerfler**

Seconded: **Commissioner Hays**

Motion: To approve County Auditor advertising 10 o'clock a.m. August 8, 2000, to receive and open bids in the Commissioners Courtroom for paving and drainage improvements to County Road 122.

Vote: Motion carried 4 – 0

AGENDA ITEM 51

Discuss and consider closing various portions of Anderson Mill Road for utility construction.

Moved: **Judge Doerfler**

Seconded: **Commissioner Limmer**

Motion: To authorize Commissioner Heiligenstein to sign off on closing various portions of Anderson Mill Road for utility construction.

Vote: Motion carried 4 – 0